



ALEXANDER & BALDWIN  
PARTNERS FOR HAWAII

December 10, 2018

Aloha,

Earlier this year we put our development plans in Kailua Town on hold while we undertook a comprehensive effort to learn as much as possible about what residents think about Kailua. To date, we have conducted extensive outreach, including over 300 face-to-face meetings with Kailua community organizations, residents and business owners. We conducted dozens of in-depth, one-on-one interviews with Kailua stakeholders representing all segments of the community. We also sent a survey to every household in Kailua.

We are grateful to everyone who responded to the survey, which went to nearly 16,000 households in Kailua. You will find a summary of the survey results enclosed with this letter. You also can find this summary at [kailuatownhi.com/survey](http://kailuatownhi.com/survey).

Several themes emerged from the survey. Kailua residents are greatly concerned about the impacts of increasing traffic, crowding and tourism. We learned that some residents question whether they can trust A&B. In addition, we have heard that Kailua residents want more communication from A&B so they can better understand our plans.

We have taken this feedback to heart. While some issues are beyond our control, we will work more closely with the community and government to identify solutions. We will work harder to earn your trust and to share information about our plans in a timely and effective manner.

The feedback from the survey and the hundreds of other conversations we have had with community members indicate there is a wide range of views regarding the Pali Lanes bowling alley and the community would like to have a better understanding of potential alternatives. A&B will conduct a thorough review of the Pali Lanes site and adjacent open space. This review will evaluate a range of possibilities for the existing Pali Lanes structure, including bowling, and evaluate alternative uses for the site. Most importantly, we will present our findings, and a range of possibilities, to the community before making final plans for Pali Lanes and the surrounding area. Only through a more extensive evaluation and public presentation of potential alternatives can we truly find the right solution for the community.

We have extended the Pali Lanes lease for one year while we undertake this review. As part of our review, we will certainly consider whether a bowling operation is feasible in the long term.

While this will take time, we are moving ahead to address other community concerns in Kailua. We are donating land along Hamakua Drive for a community dog park and we are committing \$100,000 to help the City government relocate a crosswalk to make it easier for pedestrians to cross Kailua Road. These are just two examples of our efforts, and we will work with the community to identify other ways we can help.

Thank you for caring about the future of your home town. Kailua is truly a special place and we look forward to continuing our partnership with the community for many years to come.

Mahalo,

  
Chris Benjamin  
President and Chief Executive Officer

  
Sheila-Anne Ebert  
Manager, A&B Kailua Properties